

**S-19-2014**  
**Khadeeja Cemetery Subdivision**  
**2516 South Winton Street**  
**A Zone**  
**1 Lot**

**BACKGROUND**

Mr. Abdul Afridi, is requesting a plat amendment for lots 1, 13 and 14 of the Chesterfield Plat A Subdivision. This application will also vacate the southern portion of Winton Street, but will also dedicate a cul-de-sac at the south end of Winton Street. A similar application was reviewed by the Planning Commission in September 2014. Subsequently to that meeting, the applicant has acquired an additional lot to the north, thus requiring review by the Planning Commission. The property is located in the Chesterfield Plat A Subdivision and is bordered on the north, south and west by existing residential uses and the east by Winton Street and UTA's trax line.

**STAFF/AGENCY CONCERNS:**

Staff and agency concerns will be addressed as part of the permitted use application for the Khadeeja Cemetery. This application is to simply consolidate property and dedicate right-of-way.

**ISSUES:**

The applicant is proposing to construct a cemetery at the south end of Winton Street. The cemetery is located in close proximity to the Islamic Society of Greater Salt Lake. It is this organization that will oversee the operation of the cemetery.

A cemetery is defined as a community use in the City's land use code. In the agricultural zone, community use is listed as a permitted use. When staff was approached about the potential cemetery, a number of issues were raised with the applicant. Issues such as required permits from the State and County, engineering, site plan, landscaping, fencing and ground water matters were discussed. These issues will be further explored as part of the permitted use application.

At this same time, staff did inform Mr. Afridi that there were subdivision issues that would need to be addressed as well. The two primary issues regarding this application are the consolidation of 3 lots and a portion of the vacated Elba Avenue and the dedication of a new cul-de-sac at the south end of Winton Street.

Access to the future cemetery will be gained from Winton Street via the new cul-de-sac. At the present time, public improvements do not exist along Winton Street. The cul-de-sac will be constructed with curb, gutter, sidewalk and a street light.

**STAFF ALTERNATIVES:**

- A. Approve the Kahdeeja Cemetery Subdivision Subdivision subject to a resolution of staff concerns.
- B. Continuance to allow the applicant an opportunity to address issues raised during the public hearing.

**Applicant:**

George Buys  
655 E 4500 S

**Opposed:**

Antonio Suarez  
2556 S Chesterfield

**Discussion:** Steve Lehman presented the application. Phil Conder stated that the use of the property is not being considered at the hearing today, only the subdivision plan.

George Buys, representing the applicant, indicated that the applicant acquired the additional property to the north which has allowed him a more efficient use of the subdivision. He indicated he feels this will be a good addition to the community. Barbara Thomas asked where excess dirt will be stored. Mr. Buys replied that it will be stored at the end of the parking lot and will be moved out as needed.

Antonion Suarez, a neighbor, stated that he didn't receive notification of this hearing and heard about it from his neighbors. Steve replied that the City provides notice to residents within 300 feet of the property and added that the letter is sent to the property owner. Mr. Suarez stated that no one wants to live near a cemetery and added that his home value will significantly drop. Commissioner Thomas asked if there is any information that shows a decrease in home value when residing next to a cemetery and stated that she doesn't believe there is a correlation. Steve stated that this is an allowed use and indicated that it will be fenced, gated, and landscaped. Phil Conder stated that the Commission understands Mr. Suarez's frustration but indicated that this is a permitted use and the property owner can do what he chooses with the property.

Jack Matheson stated that he feels the benefits of this use will outweigh any negatives and added that he feels it's a good location for a cemetery.

**Motion:** Commissioner Fuller moved for approval subject to a resolution of staff concerns.

Commissioner Woodruff seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

**Unanimous-S-19-2014-Approved**